

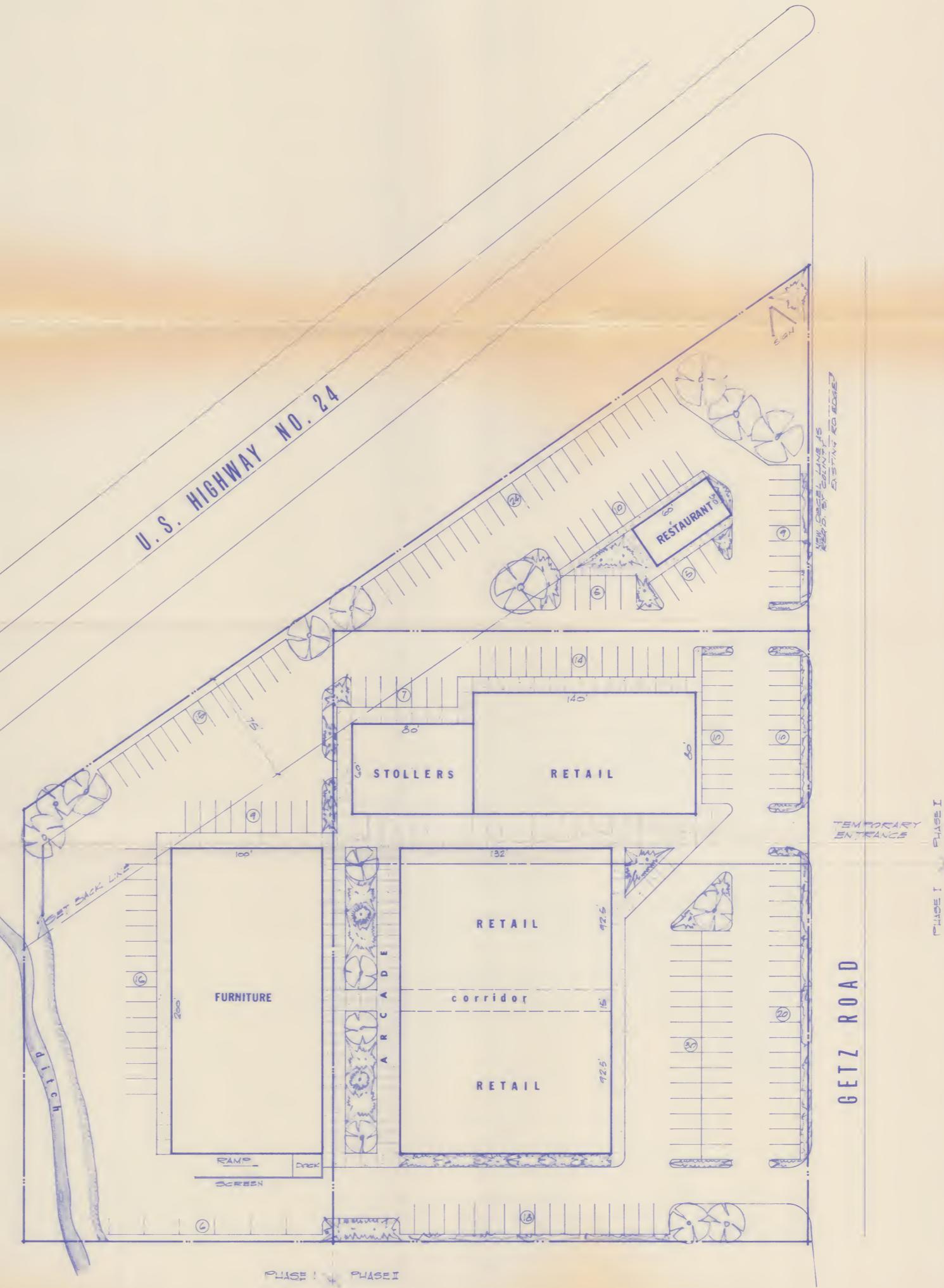
SHOPPING CENTER FOR:  
RON STOLLER  
PREPARED BY:  
CONTECH ARCHITECTS AND ENGINEERS

TABULAR DATA

SITE AREA:	5.7 ACRES
BLDG. COVERAGE:	68,400 SQ.FT.
PARKING SPACES	208 101 REPD.
LANDSCAPED AREA:	34,165 SQ.FT. 45% 10.1 REPD.

SITE PLAN

SCALE: 1" = 40'-0"  
3-7-72



1  
2  
3  
4 BILL NO. Z-72-11-07

5 ZONING MAP ORDINANCE NO. Z-1772

6 AN ORDINANCE amending the City of Fort  
7 Wayne Zoning Map No. HH-4.

8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT  
9 WAYNE, INDIANA:

10 SECTION 1. That the area described as follows is hereby  
11 designated a B2A District under the terms of Chapter 36, Municipal  
12 Code of the City of Fort Wayne, Indiana, 1946, as amended by  
13 General Ordinance No. 2836 and amendments thereof; and the symbols  
14 of the City of Fort Wayne Zoning Map No. HH-4 referred to therein,  
15 established by Section 9, Article III of said Chapter as amended,  
16 are hereby changed accordingly, to-wit:

17 The 2.70 acres of land in the Northeast 1/4 of the  
18 Fractional Northwest 1/4 of Section 18, Township 30  
North, Range 12 East, Allen County, Indiana, and more  
19 particularly described as follows, to-wit:

20 Beginning at an iron pin at the intersection of the  
21 South right-of-way line of U.S. Highway #24, and the  
22 North and South center line of Fractional Section 18,  
23 Township 30 North, Range 12 East, said point of inter-  
24 section being 423.7 feet South of the North 1/4 corner  
25 of said Section 18; thence South 0 degrees 30 minutes  
26 East along the North and South center line of said Section  
27 18, a distance of 238.0 feet; thence North 89 degrees 52  
28 minutes West, a distance of 328.3 feet; thence South 0  
29 degrees 30 minutes East a distance of 400 feet to a pipe;  
30 thence North 89 degrees 52 minutes West, a distance of  
203 feet; thence in a northerly direction a dis tance of  
300.8 feet to a point on the South right-of-way line of  
U.S. Highway #24, thence North 57 degrees 22 minutes East  
along said South right-of-way line of U.S. Highway #24,  
a distance of 626.45 feet to the point of origin, contain-  
ing 2.70 acres, more or less.

31 The 0190 acres of land in the Northeast 1/4 of the North-  
32 west 1/4 of Fractional Section 18, Township 30 North,  
33 Range 12 East, in Allen County, Indiana, more particularly  
34 described as follows, to-wit:

35 Commencing at an iron pin at the intersection of the  
South right-of-way line of U.S. Highway #24, and the  
North and South center line of Fractional Section 18,  
Township 30 North, Range 12 East, said point of intersec-  
tion being 423.7 feet South of the North 1/4 corner of  
said Section 18, thence South 0 degrees 30 minutes East  
along the North and South center line of said Section 18,  
a distance of 238.0 feet to the point of beginning for  
the tract of land herein described; thence continuing

South 0 degrees 30 minutes East, along the aforesaid line, a distance of 120.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance 120.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 0.90 acres of land, more or less.

The 1.06 acres of land in the Northeast Quarter of the Northwest Quarter of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North Quarter corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 358.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

The 1.06 acres of land in the Northeast 1/4 of the Northwest 1/4 of fractional Section 18, Township 30 North, Range 12 East in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet south of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 498.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

Eugene Kraus Jr.  
Councilman

APPROVED AS TO FORM  
AND LEGALITY

David B. Th  
CITY ATTORNEY

Read the first time in full and on motion by Kraus seconded by Hinga and duly adopted, read the second time by title and referred to the Committee on Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on the day of 19, at o'clock P.M., E.S.T.)

Date: 11-14-72

Charles W. Matherman  
CITY CLERK

Read the third time in full and on motion by Kraus seconded by J. Schmidt and duly adopted, placed on its passage.

Passed (by) by the following vote:

AYES 8, NAYS 0, ABSTAINED 0, ABSENT 1 to-wit:

Burns ✓

Hinga   

Kraus ✓

Nuckles ✓

Moses ✓

Schmidt, D. ✓

Schmidt, V. ✓

Stier ✓

Talarico ✓

Date 12/12/72

Charles W. Matherman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 3-17-72 on the 12th day of December, 1972.

ATTEST: (SEAL)

Charles W. Matherman  
CITY CLERK

John Nuckles  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of December, 1972 at the hour of 10:00 o'clock A.M., E.S.T.

Charles W. Matherman  
CITY CLERK

Approved and signed by me this 13th day of December, 1972 at the hour of 1:00 o'clock P.m., E.S.T.

Paul A. Schaeff  
MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 14, 1972, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No.Z-72-11-07; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and

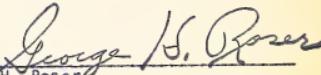
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 20, 1972;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 27, 1972.

Certified and signed this  
28th day of November, 1972.

  
George H. Roser  
Secretary

Bill No. Z-72-11-07

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance amending the City of Fort Wayne Zoning Map No. HH-4

have had said Ordinance under consideration and beg leave to report back to the Common

Council that said Ordinance *Do* PASS.

Eugene Kraus, Jr. - Chairman

James S. Stier - Vice-Chairman

William T. Hinga

Paul M. Burns

Vivian G. Schmidt

beg leave to report back to the Common  
**AS AMENDED TO B2A**

Eugen Kieburg

James S. Stein

James S. W. D. 277

90718

Vivian G. Schmidt

DATE 12-12-12 CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK

## RECEIPT

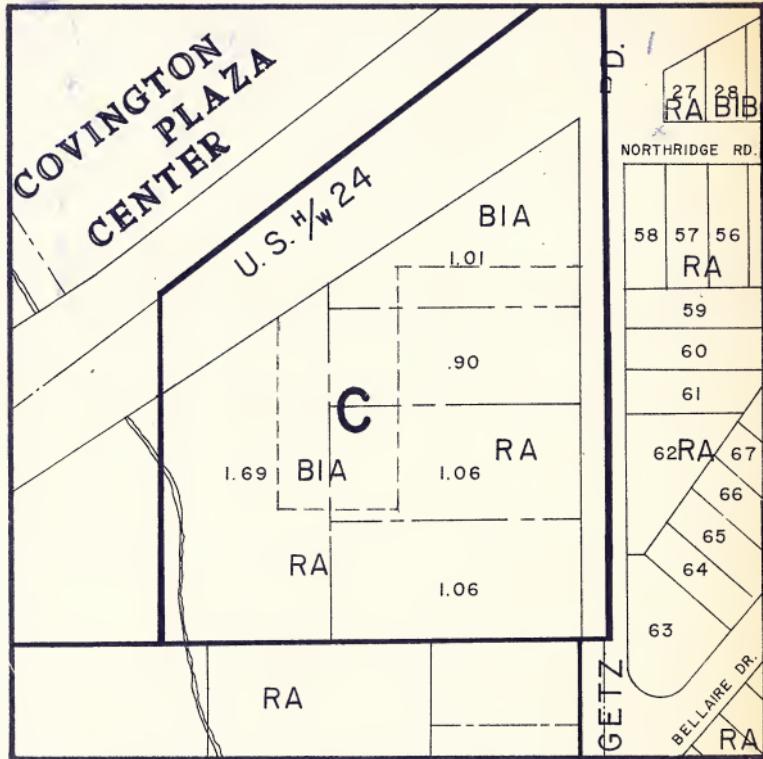
Nº 169

GENERAL FUND

FT. WAYNE, IND.

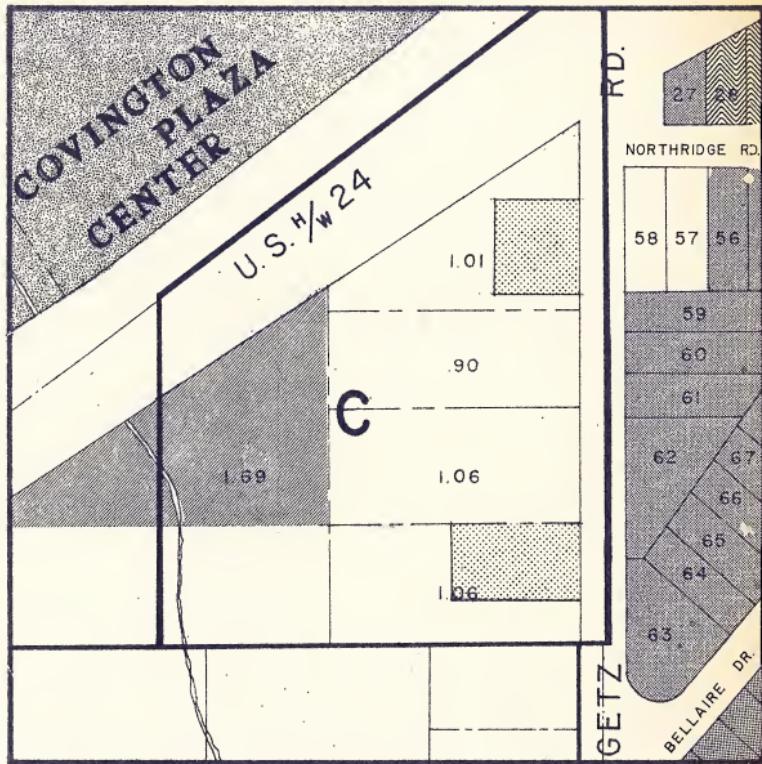
Oct 20 1972

RECEIVED FROM Robert Hodell \$ 50.00THE SUM OF Fifty Dollars <sup>00</sup>/<sub>100</sub> DOLLARSON ACCOUNT OF rejoining B-1A & RA to B1-B-  
Time Cycles AreaVelma Fiegel  
AUTHORIZED SIGNATURE



C CHANGE FROM BIA & RA TO BIB

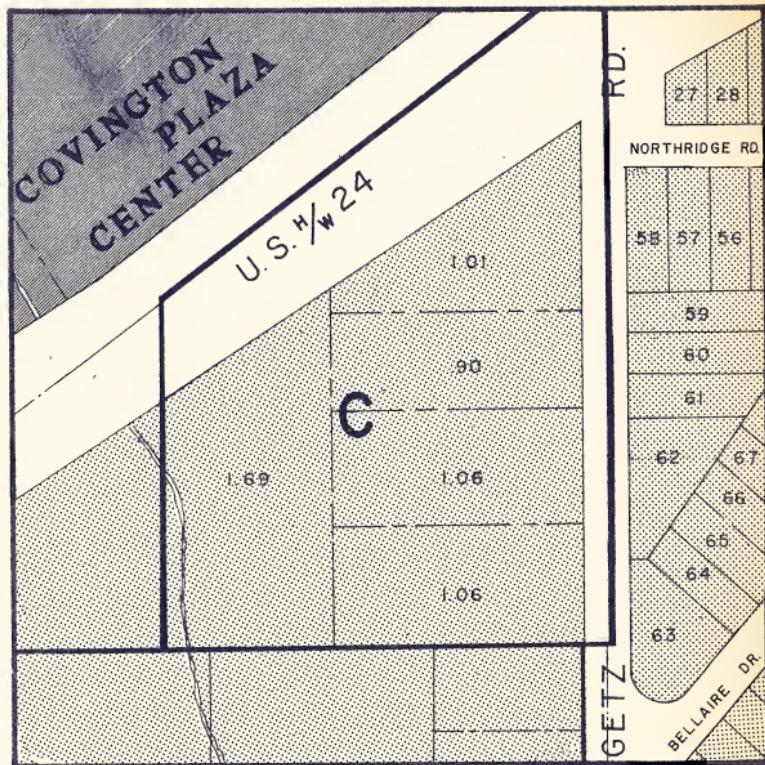
2-72-11-09



## EXISTING LAND USE MAP

- ONE FAMILY RESIDENCE
- LOW DENSITY RESIDENTIAL
- GENERAL BUSINESS
- LIMITED BUSINESS B
- PUBLIC AND SEMI-PUBLIC

Z-72-11-07



## PROPOSED LAND USE MAP

- LOW DENSITY RESIDENTIAL
- COMMERCIAL

Z-72-11-07

CARL D. LIGHT, REALTOR  
203 WEST WAYNE STREET  
FORT WAYNE, INDIANA 46802

December 11, 1972

City Plan Commission  
City County Building  
One Main Street  
Fort Wayne, Indiana 46802

Members of the Common Council  
City County Building  
One Main Street  
Fort Wayne, Indiana 46802

Re: Bill No. Z-72-11-07

Gentlemen and Mrs. Schmidt:

As the agent for Mr. Ronald Stoller, regarding Bill No. Z-72-11-07, we wish to request that said Ordinance be amended to change our requested zoning of B-1-B, Limited Business to B-2-A, Neighborhood Shopping Center.

The B-2-A zoning will require Mr. Stoller to follow the exact architectural planning as submitted. No change may be made without the express approval of the Plan Commission. This seemed to represent the general consensus held by the Council Members at their December 5th meeting.

The B-2-A rezoning of the total 5.7 acres will bring about a more effective and efficient use of the total site as opposed to the present B-1-A Zoning that is presently in effect on the 2.7 acres.

Your patient understanding and cooperation in this respect is appreciated.

Sincerely,

Robert D. Hodell  
Robert D. Hodell, Agent

Ronald W. Stoller  
Ronald W. Stoller, Petitioner

MADE A MATTER OF RECORD  
DATE 12/12/72 CHARLES W. WESTERMAN, CITY CLERK

"B2" - "B2A", Regional and Neighborhood Shopping Centers.

(1) All "B1" uses specifically listed in Section 14E for "B2" Centers; all of said uses except "B1B" uses (4)(see below) (5) (24) (25) and (26) for "B2A" Centers; provided, however, that no taverns, bars or agriculture shall be permitted in either a "B2" or a "B2A" Center; subject to compliance with the following requirements:

- (a) The tract involved shall be of an area of not less than ten (10) acres for a "B2" Center, and shall not be less than three (3) acres nor more than ten (10) acres for "B2A" Center, and lie wholly or partially within 1,400 feet of a point represented by a "B2" or "B2A" symbol on the Zoning Map.
- (b) The owner or owners of such tract of land shall have prepared a preliminary development plan for the entire such tract.
- (c) Such preliminary development plan shall have received the approval of the Commission.

(2) Plan Commission Procedure:

- (iv) In the event the Commission shall approve and order such development plan changed, altered, amended or extended, it shall so notify the Building Commissioner, and he shall issue an amended Improvement Location Permit accordingly.

Note:

- (4) Car Wash
- (5) Printing Plant
- (24) Bowling Alley
- (25) Pool Hall
- (26) Theatre

Our proposed site plan as submitted with the request for B-1-B zoning meets the requirements for a B-2-A symbol.

CITY PLAN COMMISSION  
City-County Building  
One Main Street  
Fort Wayne, Indiana

October 26, 1972

Mr. Ralph Blume  
344 Utility Building  
Fort Wayne, Indiana 46802

Dear Ralph:

The forwarding of this petition to rezone was delayed because of the existing requirement for a thorough check of the description by the City Engineering Department.

We received this petition on October 20, 1972

It would be appreciated if this petition could be assigned a Bill Number in the order that the request came to us.

Sincerely,

CITY PLAN COMMISSION

*Roger L. Smith*  
Roger L. Smith

RLS:pb

## PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. \_\_\_\_\_

TO: COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA

Date Filed \_\_\_\_\_

Intended Use \_\_\_\_\_

I/WE RONALD W. STOLLER

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an B-1A & R-A District to a/an B-1-B District the property described as follows:

7-7-69

¶1 The 1.69 acres, South of Highway 24, East of Flaugh Ditch; 7-7-69

¶2 The North 1.01 acres of vacated Grove Road Place; 1 and 2 total 2.70 acres 6-20-67

¶3 The South .9 acres of North 1.91 acres of Vacated Grove Road Place; 7-7-67

¶4 The North 1.06 acres of South 2.12 acres of vacated Grove Road Place; 7-7-69

¶5 The South 1.06 acres of vacated Grove Road,

all of the above parcels are contiguous and are in the N/W 1/4, Section 18, Wayne Township, Allen County, Indiana

(Legal Description)

Complete Legal Description Attached

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that ~~I/we~~ We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

¶1 & 2	Donald E. Baker	2231 Getz Road	<i>Donald E. Baker, Melba M. Baker</i>
¶ 3	Melba M. Baker		
¶ 4	Gerald P. Beauchamp	2912 Getz Road	<i>Gerald P. Beauchamp, Sarah K. Beauchamp</i>
	Sarah K. Beauchamp		
	Larry D. Owens	2926 Getz Road	
	Jo Ann E. Owens		

(Name)

(Address)

(Signature)

Legal Description Checked By: Gary Factor  
(City Engineer)

## NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Robert D. Hodell, Realtor	496 Central Bldg.	422-6456
(Name)	(Address)	(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,  
Fort Wayne, Indiana 46802 Telephone Number 423-7571

## PETITION FOR ZONING ORDINANCE AMENDMENT

TO: COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA

Receipt No. \_\_\_\_\_

Date Filed \_\_\_\_\_

Intended Use \_\_\_\_\_

I/We

XX RONALD W. STOLLER

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a ~~WB-1A& R-A~~ District to a/an B-1-B District the property described as follows:

11 The 1.69 acres, South of Highway 24, East of Flaugh Ditch;  
 12 The North 1.01 acres of vacated Grove Road Place; 1 and 2 total 2.70 acres  
 13 The South .9 acres of North 1.91 acres of Vacated Grove Road Place;  
 14 The North 1.06 acres of South 2 1/2 acres of vacated Grove Road Place;  
 15 The South 1.06 acres of vacated Grove Road,  
 all of the above parcels are contiguous and are in the N/W 1/4,  
 Section 18, Wayne Township, Allen County, Indiana

(Legal Description)

Complete Legal Description attached

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that ~~I/We~~ are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Donald E. Baker

Melba M. Baker

2231 Getz Road

(Donald E. Baker, Melba M. Baker)

Gerald P. Beauchamp

Sarah K. Beauchamp

Larry D. Owens

Jo Ann E. Owens

2912 Getz Road

(Donald P. Beauchamp, Sarah K. Beauchamp)

2926 Getz Road

(Name)

(Address)

(Signature)

Legal Description Checked By: \_\_\_\_\_

(City Engineer)

## NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Robert D. Hodell, Realtor 406 Central Bldg. 422-6456

(Name)

(Address)

(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,  
Fort Wayne, Indiana 46802 Telephone Number 423-7571

CARL D. LIGHT - REALTOR  
ROBERT D. HODDELL  
406 CENTRAL BLDG.  
FORT WAYNE, IND.



ROAD

COVINGTON  
PLAZA  
SHOPPING  
CENTER

ROAD 617

(B-I-A)

STATE POLICE

960

(3)

(4)

(5)

R-A

(1)

(2)

(3)

R-A

(1)

(2)

PETITION FOR ZONING ORDINANCE AMENDMENT  
Continuation--Legal Description

1 & The 2.70 acres of land in the Northeast 1/4 of the Fractional Northwest  
2 1/4 of Section 18, Township 30 North, Range 12 East, Allen County,  
Indiana, and more particularly described as follows, to-wit:

Beginning at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 238.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence South 0 degrees 30 minutes East a distance of 400 feet to a pipe, thence North 89 degrees 52 minutes West, a distance of 203 feet; thence in a northerly direction a distance of 300.8 feet to a point on the South right-of-way line of U.S. Highway #24, thence North 57 degrees 22 minutes East along said South right-of-way line of U.S. Highway #24, a distance of 626.45 feet to the point of origin, containing 2.70 acres, more or less.

130 The 0.90 acres of land in the Northeast 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:  
Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18, thence South 0 degrees 30 minutes East along the North and South center line of said section 18, a distance of 238.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line, a distance of 120.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance 120.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 0.90 acres of land, more or less.

141 The 1.06 acres of land in the Northeast Quarter of the Northwest Quarter of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:  
Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North Quarter corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 358.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

150 The 1.06 acres of land in the Northeast 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East in Allen County, Indiana, more particularly described as follows, to-wit:  
Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 498.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

DIGEST SHEETTITLE OF ORDINANCE Zoning Map Amendment OrdinanceDEPARTMENT REQUESTING ORDINANCE City Plan CommissionSYNOPSIS OF ORDINANCE Preparation of a Zoning Map Amendment Ordinance

Petition initiated by property owners to rezone property located as follows:

A parcel of ground containing 5.72 acres of ground, more or less, located

on the south west corner of U. S. # 24 and Getz Road.

From a "B1A" &amp; "RA" to "B1B"

EFFECT OF PASSAGE \_\_\_\_\_

EFFECT OF NON-PASSAGE \_\_\_\_\_

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_

ASSIGNED TO COMMITTEE (J. N.) \_\_\_\_\_

## ORDINANCE CHECK-OFF SHEET

## INFORMATION REGARDING ORDINANCE

## CONTENTS OF ORDINANCE

BILL NO.	2-72-11-07
ORDINANCE NO.	
X	REGULAR SESSION
	SPECIAL SESSION
APPROVED AS TO FORM AND LEGALITY	<i>Keller</i>
BILL WRITTEN BY	<i>City Pln Com.</i>
X	DATE INTRODUCED 11-14-72
REFERRED TO SAID STANDING COMMITTEE	<i>Kraus</i> <i>Regulatory</i>
REFERRED TO CITY PLAN	11-14-72
LEGAL PUBLIC HEARING	
LEGAL PUBLICATION	
JOINT HEARING	
DEPARTMENT HEARING	
HOLD FILE	
X	PASS 12-12-72
	DO NOT PASS
	WITHDRAWN
	SUSPENSION OF RULES
	PRIOR APPROVAL
	ORDINANCE TAKEN OUT OF OFFICE
	OTHER INSTRUCTIONS REGARDING ORDINANCE
	CORRECTIONS MADE TO ORDINANCE
	PEOPLE SPEAKING FOR ORDINANCE
	PEOPLE SPEAKING AGAINST ORDINANCE

	COMMITTEE SHEET
X	VOTE SHEET
	PURCHASE ORDERS
	BIDS ORDERS, BIDS OR OTHER PAPERS TAKEN OUT AND BY WHOM
	LETTER REQUESTING ORDINANCE DRAWN UP BY CITY ATTORNEY
	<i>receipt - Ongoing communications arrangement from City Plan - letter to newspaper</i>
X	ZONING MAPS
	ABSTRACTS
	TITLES
	PRIOR APPROVAL LETTER

X *Orged Sheet*

## COUNCILMAN'S VOTE

	AYES	NAYS	ABSENT
BURNS	X		
HINGA		X	
KRAUS	X		
MOSES	X		
NUCKOLS	X		
D. SCHMIDT	X		
V. SCHMIDT	X		
STIER	X		
TALARICO	X		

## COMMENTS:

*Mr. Bob Hodel -  
to speak for  
Mr. Carl O. Lapp Boston -  
Letter from Hodel - change  
of zoning from B-1-B - to  
B-2-A.*



CITY OF FORT WAYNE  
CITY-COUNTY BUILDING  
ONE EAST MAIN STREET  
FORT WAYNE, INDIANA 46802

CHARLES W. WESTERMAN  
CITY CLERK

December 14, 1972

Miss Helen Libbing  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of December 15 and December 22, 1972, in both the News Sentinel and Journal Gazette.

26

RE: Legal Notice for Common Council of  
Fort Wayne, Indiana, An Ordinance  
amending the City of Fort Wayne  
Zoning Map No. HH-4 Bill No.  
Z-72-11-07

RE: Legal Notice for Common Council of  
Fort Wayne, Indiana, An Ordinance  
providing for the declaration of  
nuisances in the case of abandoned,  
damaged buildings and vacant lots in  
the Central Business District and  
providing for abatement of the same.  
Bill No. G-72-08-26

Please send us four (4) copies of the Publisher's Affidavit.

Thank you.

Sincerely,

Charles W. Westerman  
City Clerk

CWW/ne  
ENCL: 2

## Legal Notices

Notice is hereby given that on the 12th day of December, 1972, the Common Council of the City of Fort Wayne, Indiana, did Regularly Adopt the following, being Bill No. Z-72-11-0 ZONING ORDINANCE, to-wit: BILL NO. Z-72-11-0 ZONING MAP FDRT NANCE ND. Z-17-2

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. HI-4, BE IT DRAINED BY THE COMMON COUNCIL OF THE CITY OF FDRT WAYNE, INDIANA.

SECTION 1. That the area described as follows is hereby designated as B22 District under the term "Commercial" as Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendment No. 1 to the symbols of the City of Fort Wayne Zoning Map No. HI-4 referred to therein, established by Section 9, Article III of said Charter as the same are hereby changed or continuing, to-wit:

The 2.79 acres of land in the Northwest 1/4 of the Fractional Northwest 1/4 of Section 18, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described follows:

Beginning of an iron pin at the intersection of the South right-of-way line of North U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 328.3 feet; thence North 89 degrees 52 minutes West, a distance of 326.3 feet; thence South 0 degrees 30 minutes East, a distance of 400 feet to a point on the South right-of-way line of U.S. Highway No. 24, thence North 89 degrees 52 minutes West, a distance of 200 feet; thence in a northerly direction a distance of 400 feet to a point on the South right-of-way line of U.S. Highway No. 24, thence North 89 degrees 52 minutes West, a distance of 626.4 feet to the point of beginning, containing 2.79 acres more or less.

The 0.90 acres of land in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing on an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 238.0 feet to a point on the South right-of-way line of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes East, a distance of 140.0 feet; thence South 89 degrees 52 minutes West, a distance of 400 feet to the point of beginning, containing 0.90 acres of land, more or less.

The 1.06 acres of land in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing on an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 498.0 feet to the point of beginning; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes East, a distance of 140.0 feet; thence South 89 degrees 52 minutes West, a distance of 400 feet to the point of beginning, containing 1.06 acres of land, more or less.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and approval by the Mayor and legal publication thereof.

EUGENE KRAUS  
Councilman  
APPROVED AS TO FORM  
AND LEGALITY,  
DAN SCHMIDT,  
CITY ATTORNEY

Read the third time in full and an motion by Kraus seconded by U. Schmidt and duly adopted, plioces on the passage. Passed and approved this 12th day of December, 1972, by the Common Council of the City of Fort Wayne, Indiana, (Zoning Map) Ordinance No. Z-72-72 on the 12th day of December, 1972.

CHARLES W. WESTERMAN,  
CITY CLERK  
JOHN NUCKOLS,  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of December, 1972 at the hour of 10:00 o'clock A.M., E.S.T.

CHARLES W. WESTERMAN,  
CITY CLERK  
Approved and signed by me this 13th day of December, 1972 at the hour of 1:00 o'clock P.M., E.S.T.

IVAN A. LEBAMOFF,  
MAYOR

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the foregoing is a full, true and complete copy of Zoning Ordinance No. Z-72-72 passed by the Common Council of the City of Fort Wayne, Indiana, on the 12th day of December, 1972, and that said Ordinance was duly signed and approved by the Mayor on the 13th day of December, 1972, and remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 13th day of December, 1972.

CHARLES W. WESTERMAN,  
CITY CLERK

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK

## JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time, the dates of publication being as follows:

December 18, 1972

December 26, 1972

20th day of December 1972  
Notary Public

My commission expires

October 25, 1975

Common Council-City of Ft. Wayne  
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)  
— number of equivalent lines

Head	number of lines	—
Body	number of lines	<u>186</u>
Tail	number of lines	<u>1</u>
Total number of lines in notice		<u>187</u>

## COMPUTATION OF CHARGES

187 lines, ..... columns wide equals ..... equivalent lines at .2884 ..... \$ 53.86  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) (2) 1.00

**TOTAL AMOUNT OF CLAIM** \$ 54.86

## DATA FOR COMPUTING COST

Width of single column 11 ems Size of type 5 1/2 point

Number of insertions 2 Size of quad upon which type is cast 5 1/2

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Arvilla De Wall*

Date December 30, 1972

Title ..... CLERK

From thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 106.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning containing 1.06 acres of land, more or less.

The 1.06 acres of land in the Northeast 1/4 of the Northwest 1/4 of fractional Section 18, Township 30 North, Range

## PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLE DE WALL who, being duly sworn, says that she is ..... of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:

December 18, 1972

December 26, 1972

Subscribed and sworn to before me this 20th day of December, 1972

*Arville De Wall*  
Notary Public

My commission expires October 25, 1975

The famous "Edition 2" will  
beginning 12/1, at 17th and  
Bous. A Friday publication  
455.00 to 425.00

*A. M. Hostman*

Date December 30, 1972

Clerk

Legal Notices

Notice is hereby given that on the 12th day of December, 1972, the Common Council of the City of Fort Wayne, Indiana, in a Regular meeting held on the following day, passed the following Bill No. Z-72-11-07 Zoning Ordinance, to-wit:

BILL NO. Z-72-11-07 ZONING MAP ORDINANCE NO. Z-72-11-07

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Z-72-11-07, to-wit:

SECTION 1. The area described as follows is hereby designated a B2A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1964, as amended by General Ordinance No. 2836 and amendments thereto; and the terms of the Zoning Map No. Z-72-11-07 Map No. Z-72-11-07 referred to therein established by Section 9, Article III of said Chapter as amended, are hereby changed according to the following:

The 2.70 acres of land in the Northwest 1/4 of Section 18, Township 30 North and South center line of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along said North and South center line of said Section 18, a distance of 238.0 feet; thence North 89 degrees 27 minutes East, a distance of 328.3 feet; thence South 0 degrees 30 minutes East a distance of 400 feet to a pipe; thence North 89 degrees 27 minutes East, a distance of 203 feet; thence in a northerly direction a distance of 300.8 feet to a point on the South and South center line of U.S. Highway No. 24, thence North 57 degrees 22 minutes East along said South right-of-way line a distance of 328.3 feet to the point of origin, containing 2.70 acres, more or less.

The 0.90 acres of land in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of sold Section 18, a distance of 238.0 feet; thence North 89 degrees 27 minutes East, a distance of 328.3 feet to the point of origin, containing 0.90 acres of land, more or less.

The 1.06 acres of land in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection being 423.7 feet South of the North Quarter corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of sold Section 18, a distance of 238.0 feet; thence North 89 degrees 27 minutes East, a distance of 328.3 feet to the point of origin, containing 1.06 acres of land, more or less.

The 1.06 acres of land in the Northwest 1/4 of the Northwest 1/4 of fractional Section 18, Township 30 North, Range 12 East, sold point of intersection described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, sold point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of sold Section 18, a distance of 238.0 feet; thence North 89 degrees 27 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

EUGENE KRAUS

COUNCILMAN

APPROVED AS COUNCILMAN

AND LEGALITY,

DAVID KELLER,

CITY ATTORNEY

Read the third time in a regular meeting by Kraus seconded by U. Schmidt and duly adopted, placed on its poll. Passed by the following, with AYES 8, BYES 0, ABSTINENTS 0, NOLLS 0, MISSES 0, SCHMIDT, D., SCHMIDT, V., STEIR, TALARICO; ABSENT 1, HIND, SCHMIDT, V.

Dec. 12, 1972

CHARLES W. WESTERMAN

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) Ordinance No. Z-72-72 on the 12th day of December, 1972.

CHARLES W. WESTERMAN,

CITY CLERK

ATTEST: (Seal)

JOHN C. SCHMIDT

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of December, 1972 of the hour of 10:00 o'clock A.M., E.S.T.

CHARLES W. WESTERMAN

CITY CLERK

Approved and signed by me this 13th day of December, 1972 at the hour of 1:00 o'clock P.M., E.S.T.

IVAN A. LEBAMOFF,

MAYOR

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and correct copy of the Zoning Ordinance No. Z-72-72 passed by the Common Council on the 12th day of December, 1972, and is a true copy of the original, duly signed and approved by the Mayor on the 13th day of December, 1972 and now remains on file in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this 13th day of December, 1972.

CHARLES W. WESTERMAN

CITY CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman, who, being duly sworn, says that she is Clerk of the NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time(s), the dates of publication being as follows:

December 18, 1972

December 26, 1972

*A. M. Hostman*

Subscribed and sworn to before me this 30th day of December, 1972

*Alma Schmidt*

Notary Public

My commission expires October 25, 1975

Common Council-City of Ft. Wayne  
(Governmental Unit)

Allen County, Ind.

To NEWS-SENTINEL Dr.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

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Additional charge for notices containing rule or tabular work (50 per cent of above amount)

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Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*A. M. Hostman*

Date December 30, 1972

Title ..... Clerk .....

Legal Notices

## PUBLISHER'S AFFIDAVIT

State of Indiana ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city FORT WAYNE of INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time<sup>s</sup>, the dates of publication being as follows:

December 18, 1972

December 26, 1972

*A. M. Hostman*

Subscribed and sworn to before me this 30th day of December 1972

*Donald Remke*  
Notary Public

My commission expires October 25, 1975

